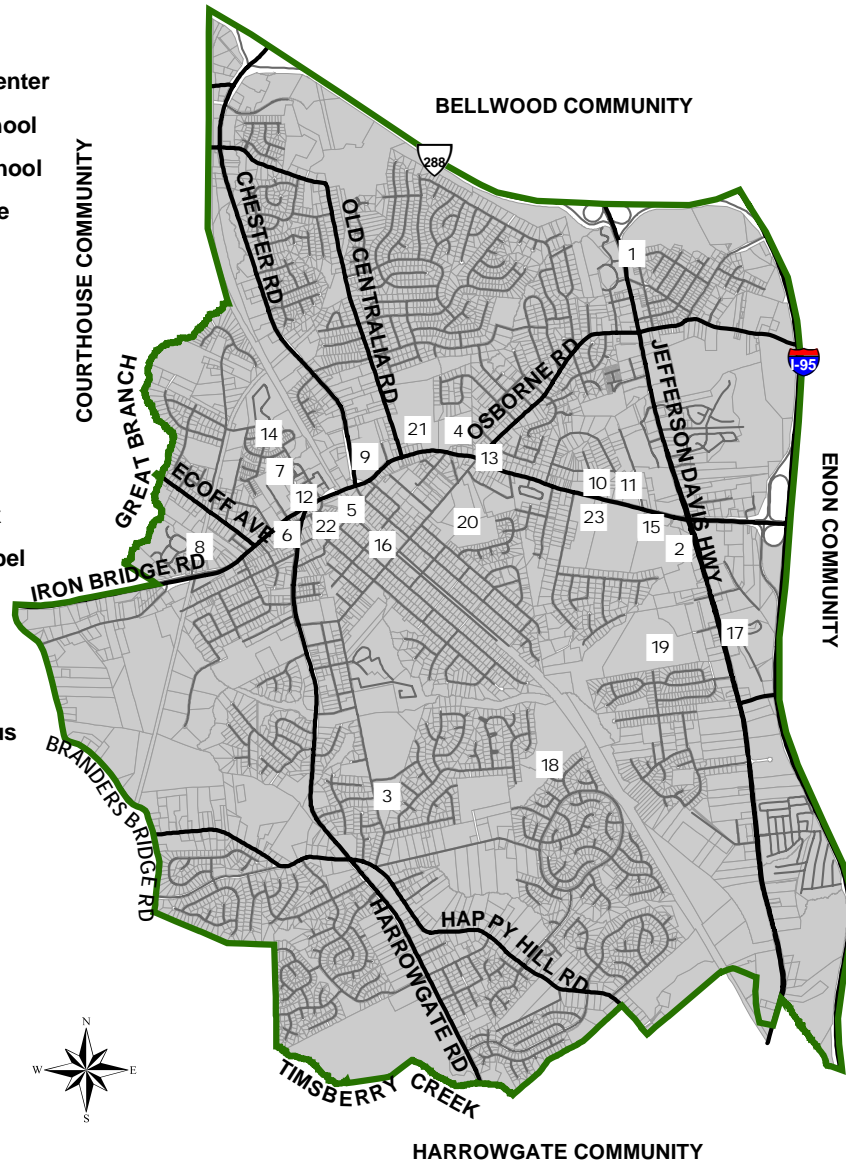


# Chester

## Chester Features

- 1 Bensley Rescue Squad
- 2 Breckenridge Shopping Center
- 3 C.C. Wells Elementary School
- 4 C.E. Curtis Elementary School
- 5 Chester Collegiate Institute
- 6 Chester Fire Station
- 7 Chester Library
- 8 Chester Linear Park
- 9 Chester Middle School
- 10 Chester Police Station
- 11 Chester Post Office
- 12 Chester Post Office Annex
- 13 Chester Presbyterian Chapel
- 14 Chester Village Green
- 15 Dutch Gap Fire Station
- 16 Historic Village of Chester
- 17 John Tyler Chester Campus
- 18 Longmeadow Subdivision
- 19 Lowes Soccer Complex
- 20 Oakden House
- 21 Thomas Dale High School
- 22 Tyler House
- 23 Yellow House

- Major Roads
- Streets
- Parcels



# CHESTER COMMUNITY SUMMARY

POPULATION GROWTH	YEAR(S)	MEASURE	CHESTER	COUNTY
Population	2005	Persons	22,000	299,600
Population Growth	2000-2005	Increase (#)	3,100	41,000
Annual Percentage Growth	2000-2005	Increase (%)	2.6%	2.5%
Projected Growth	2006-2011	Increase (#)	2,200	35,300
Projected Annual Percentage Growth	2006-2011	Increase (%)	1.6%	1.9%
<b>HOUSING GROWTH</b>				
Single-Family Growth	2005	Increase (#)	134	2362
Single-Family Growth	2005	Increase (%)	2.2%	2.6%
Multifamily (Apt,Condo,TH) Growth	2005	Increase (#)	32	697
Multifamily (Apt,Condo,TH) Growth	2005	Increase (%)	3.1%	4.0%
Overall Housing Growth	2005	Increase (#)	177	3099
Overall Housing Growth	2005	Increase (%)	2.1%	2.8%
<b>GROWTH POTENTIAL</b>				
Housing Potential	2005	New Units on Planned Land	3602	104148
Housing Potential	2005	New Units on Zoned Land	2961	44264
Subdivision Potential	2005	Vacant Recorded Lots (#)	889	8834
Subdivision Potential	2005	Tentative Lots (#)	579	10831
<b>HOUSING CONDITIONS</b>				
SFR Units	2005	Number	6,387	92,768
SFR Units	2005	% of Housing Units	76%	82%
Multifamily Units	2005	Number	1,113	18,845
Multifamily Units	2005	% of Housing Units	13.2%	16.6%
Owner Occupancy	2005	Number of SFR Units	5,665	82,482
Owner Occupancy	2005	% of SFR Units	89.5%	89.4%
Rental Occupancy Trend	2000-2005	% of SFR Rental Units	-0.7%	1.0%
Age of Housing (median)	2005	Age in Years	18	20
House Sizes (median)	2005	Sq. Ft. of SFR	1,860	1,854
Housing Turnover	2005	% of SFR Units Sold	6.57%	6.62%
Residential Maintenance/Reinvestment	2005	# Units	116	1814
Residential Maintenance/Reinvestment	2005	Average \$ Per Unit	\$228	\$278
Residential Code Complaints	2005	# Complaints	187	3342
Residential Code Complaints	2005	Per Capita	0.009	0.011
Overall SFR Prices (median)	2005	Sales Price	\$197,500	\$218,370
Overall SFR Prices (median)	2004-2005	Increase (\$)	\$23,260	\$38,370
Overall SFR Prices (median)	2004-2005	Increase (%)	13.35%	21.32%
Overall SFR Price Trend	2000-2005	Avg. Annual Sales Price Inc. \$	\$59,600	\$87,370
Overall SFR Price Trend	2000-2005	Avg. Annual Sales Price Inc. %	43.2%	66.7%

# CHESTER COMMUNITY SUMMARY

HOUSING VALUES	YEAR(S)	MEASURE	CHESTER	COUNTY
New SFR Price Trend	2000-2005	Avg. Annual Sales Price Inc. \$	\$87,040	\$122,624
New SFR Price Trend	2000-2005	Avg. Annual Sales Price Inc. %	55.5%	70.2%
Resale SFR Price Trend	2000-2005	Avg. Annual Sales Price Inc. \$	\$64,400	\$69,400
Resale SFR Price Trend	2000-2005	Avg. Annual Sales Price Inc. %	52.6%	57.6%
SFR Assess.Trend	2000-2005	Avg. Annual Assess. Inc. \$	\$39,163	\$51,482
SFR Assess.Trend	2000-2005	Avg. Annual Assess. Inc. %	25.22%	29.36%
Total Assessment Value	2005	All Parcels Value (\$)	\$1,340,405,704	\$22,606,127,513
Avg. Assessment Value	2005	Avg. All Parcels Value (\$)	165,933	194,386
Total Assessment Value Increase	2000 - 2005	Increase (%)	50.63%	53.21%
<b>PUBLIC SAFETY</b>				
Police Calls For Service	2005	Per Capita	0.51	0.44
Police Calls For Service Trend	2000-2005	Per Capita Increase	-6%	-3%
Group A Crime Incidents	2005	Per Capita	0.073	0.058
Group A Crime Incident Trend	2000-2005	Per Capita Increase	0.004	0.012
Violent Crime Incidents	2005	Per Capita	0.014	0.016
Property Crime Incidents	2005	Per Capita	0.034	0.026
Quality of Life Crime Incidents	2005	Per Capita	0.021	0.017
Persons on Probation	2005	Per Capita	0.008	0.008
Persons on Probation Trend	2000-2005	Per Capita Increase	2%	33%
EMS Calls For Service	2005	Per Capita	0.085	0.071
EMS Calls For Service Trend	2000-2005	Per Capita Increase	7%	11%
Fire Calls For Service	2005	Per Capita	0.027	0.023
Fire Calls For Service Trend	2002-2005	Per Capita Increase	-11%	-14%
<b>BUSINESSES</b>				
Business Licenses	2005	Per Capita	0.053	0.058
Home-Based Businesses	2005	Per Capita	0.032	0.036
<b>COMMUNITY LIFE</b>				
Elementary School Enrollment	2005	# Students	1901	25663
Elementary School Enrollment	2005	Per Capita	0.086	0.086
Middle School Enrollment	2005	# Students	1079	13683
Middle School Enrollment	2005	Per Capita	0.049	0.046
High School Enrollment	2005	# Students	1386	18010
High School Enrollment	2005	Per Capita	0.063	0.060
Total School Enrollment	2005	# Students	4366	57356
Total School Enrollment	2005	Per Capita	0.20	0.19
Neighborhood/Community Organization	2005	# Organizations	23	398
Neighborhood/Community Organization	2005	Per Capita	0.0012	0.0015
Senior Navigator Centers	2005	# Centers	2	21